

Truro Board of Health Minutes
Tuesday, May 1, 2007
4:00 pm-Truro Town Hall

Members Dianne Eib, Mark Peters, Tracey Rose, Tim Rose—arrived at 4:08 p.m.
Present: Lucy Brown

Present: Susan Travers, Deb Camuso, Bruce Cagwin, Alan Cabral, Tom Wingard, Janice Parky, Linda Maloney, Claire Perry, Nick Brown, Patricia Pajaron-absent.

Meeting Convened Dianne Eib convened the meeting at 4:00 p.m.

Review/Approve Minutes for May 1, 2007

Lucy Brown moved to approve the May 1, 2007 minutes as presented, seconded by Mark Peters. Vote: 4-0, unanimous.

Water Resources Oversight Committee

No report.

Emergency Preparedness Committee Report

No report.

Planning, Conservation Commission & BOH Working Group Report

The working group has been discussing the culvert at Pilgrim Lake and the cost of an environmental study that the National Seashore is involved in.

Discussion of the Title V Variance Request, Quinn-22 Hughes Road

Alan Cabral discussed the variance with the Board as Felco Engineering representative. This is an existing three bedroom dwelling on a 29,902. sq. ft. lot served by a well and cesspool. The owners wish to demolish and replace with a new three bedroom dwelling. According to the assessor's records the house was built in 1846. The site and sewage plan has been prepared by the engineer for the upgrade to a Title 5 system with the following variances: 1. 4' from leach area to lot line (Street) 2. 2' from leach area to lot line 3. 4' from leach area to cellar wall. The well will be relocated to the south corner of the lot and will be upgradient at approximately elevation of the proposed septic system. Janice Parky and Bruce Cagwin are abutters to the property and were in favor of the proposed building plan. Lucy Brown moved to accept the Title V proposal with the following variances of 1. 4' from leach area to lot line (Street) 2. 2' from leach area to lot line 3. 4' from leach area to cellar wall for 22 Hughes Road, seconded by Mark Peters. Vote: 5-0, unanimous.

Discussion of Bedroom Definitions

Tom Wingard, the Building Commissioner discussed with the Board the Massachusetts Building Code's definition of a bedroom. The building commissioner and the health agent discuss building plans if/when the total number of bedrooms exceeds what is allowed. On October 1, 2007 the Mass. Building codes change and in the new code emergency egress windows are larger than in the previous building codes. Lofts, sunrooms, studios and home offices are all rooms which need to be defined in the bedroom definition regulation. The present building codes views sunrooms exempt from the bedroom counts. Linda Maloney the Deputy Assessor abides by what the State of Massachusetts defines as a bedroom. If a room has reasonable privacy with a door and has an attached bathroom with a closet, in most cases that room is considered a bedroom. Ms. Maloney stressed that her office looks at each property on a case by case basis. All properties are inspected by the assessor's office if a building permit has been issued. Citizens are not legally obligated to allow the assessor's on their property so a good faith effort by the town is usually made. Claire Perry had concerns about the bedroom definition and felt "a room primarily used for sleeping" should be included in the amended regulation. Deb Camuso questioned the bedroom count and how it was calculated. The objective of amending the regulation will be to manage waste water for the Town of Truro. Mandatory pumping of septic systems is a topic which needs to be discussed further.

Next agenda item

Discussion of bedroom definition.

Adjournment

Mark Peters moved to adjourn at 4:26 pm, seconded by Tim Rose. Vote: 5-0, unanimous.

Dianne Eib, Chairman

Lucy Brown, Vice-Chairman

Mark Peters, Clerk

Tim Rose

Tracey Rose, Alternate